

FRADLEY NEIGHBOURHOOD PLAN STEERING GROUP

MINUTES OF MEETING HELD ON WEDNESDAY 8th FEBRUARY 2017 AT ST STEPHEN'S CHURCH, FRADLEY

Present: Cllr Simon Roberts, Linda Wild, Richard Green, Jo Spence, Sandy Carruthers

1 APOLOGIES: None

2 MINUTES OF LAST MEETING (4th January 2017)

The Minutes were approved as a true record and these will be posted on the FNP website.

3 MATTERS ARISING

There were none to report

4 FINANCIAL REPORT

As there have been no expenditures this month, the balance remains the same.

5 ACTION PLAN UPDATES

As all action plans have now been completed by the team, this item will be struck off any future agendas.

6 WILSON BOWDEN SPORTS PROVISION

A meeting took place on 19th January 2017 between David Ward, Wilson Bowden Developments and the Steering Group. The purpose of the meeting was for the Steering Group to acquaint themselves with regard to the present position regarding Hay End Lane proposed development, and to possibly negotiate some extra land for sports facilities for the village, which is clearly lacking. The meeting ended on a positive note and it was agreed to meet again in two months' time when Mr Ward would be able to advise of their proposals.

In the meantime Simon has researched the expected Section 106 contributions from all the current planning developments which could aid the planning of future sports facilities in Fradley (see attached schedule).

7 SURVEY DATA

The data has now been collected and analysed (see Summary Sheet), although a small mistake on one of the questions has been found, so this question will need its data checking. Simon will review this, amend the results sheets and summary and email it out to members. Linda will complete the graphs for the finalised survey data and post onto the website along with the summary sheet.

Jo volunteered to keep all the completed surveys, which can be added to the completed questionnaires from last year.

There was an almost identical 50/50 split between those that filled in the questionnaires from Fradley village and those from Fradley South. Therefore, we can split the results to see if there are any major differences between the thoughts and feelings of people living in the

different parts of the village. This data has yet to be analysed. Simon to complete this work and send the results to all members and Navigus in due course.

Action: Simon/Linda/Jo

8 NAVIGUS DRAFT POLICY REVIEW

The team initially reviewed and explored the Emerging Policy Areas document provided to us by Navigus to understand the areas to be addressed in the draft policies.

It was agreed to share out the work and it was decided to review the following in time for the next meeting:

Expansion of Vision and Objectives (nos. 1,2): Simon

Community Infrastructure (no.3) Jo

Character and Environment (no. 4) Simon

(note: Simon would check with Navigus the difference between the 'light touch' assessment that we have engaged them to carry out on our behalf and a more 'robust' version, which we have not? Do we need to do more work in this area)

Green Spaces, as part of no. 4 Sandy

Economy (no. 5) Simon

Movement (no. 6) Simon

The draft policies already developed by Navigus were also shared out amongst the team for any fine tuning, and work on these policies would be carried out before the next meeting, as follows.

Sports Pitches, Amenity Green Space Jo

Character Assessment Linda

Review of Employment Evidence Linda

9 ANY OTHER BUSINESS

The Steering Group have reviewed the Regulation 18 planning submissions received by LDC. These include land at the following sites:

- Extension of Wilson Bowden Hay End Lane development to the West along Hay End Lane and The Sale
- Leavesleys pig farm land along Hay End Lane
- Land to the North-west of Gorse Lane
- Land along Dumore Hay Lane
- Parcel of land between Fradley South and Fradley Park

Land to South of Gorse Lane (Bellway/Evans Group): A presentation has been given to the Parish Council (Tuesday 7th February) and the Fradley public (Wednesday 8th February) by Evans Property Group and their consultants for the final phase of development connecting Sheasby Park Bellway Development and Gorse Lane. This land is already allocated for 250 houses in Lichfield District Council's Local Plan. The team filled out forms for Evans with their comments and suggestions.

Points to note are:

- When final plans are submitted it is suggested that maybe there could be a way of keeping the alignment of the original runway which cuts through the site, rather than the layout shown at the moment. This would maintain the historic nature of the site before it is lost for ever.
- Questions would need to be raised regarding adequate off-road parking for dwellings to avoid on-road parking and all its attendant problems.
- An area is shown as a POTENTIAL area of play equipment and also a POTENTIAL off site sports pitch. The intention of Evans needs to be clarified and it is the view of the Steering Group that these 'potential' areas need to convert to 'actual' areas of play. This is imperative as there are currently no public sports facilities on the Sheasby Park site or in Fradley South.
- There is a new road planned for access to the proposed site alongside Halifax Avenue and Gorse Lane. The Steering Group propose that to mitigate lorry parking and wrecking of grass verges (as in Common Lane) that double yellow lines and bollards should be installed.

Cycleways – Cycling alongside Gorse Lane is dangerous as only half of Gorse Lane has been recently tarmaced with the other half full of pot-holes. This road is part of National Cycleway Route 56 and should be made safer and made more prominent (proper cycleway marked out). Jo will research who to approach for the cycleways to be improved.

Action: Jo

10 DATE OF NEXT MEETING

Wednesday 8th March 2017

Fradley Survey Summary

Q1

Approx. 10% of adults said they would use a football pitch, tennis court and bowling green at least weekly

A further 15% said they would use a tennis court and bowling green at least monthly

A cricket pitch was the least likely to be used by adults.

40% of respondents do not have children

30% of kids would use a football pitch at least weekly, with a further 17% at least monthly.

17% of kids would use a tennis court at least weekly, with a further 26% at least monthly.

A bowling green would be the least used by kids.

Q2

79% of respondents would like a pub

Q3

67 % of respondents said they would want the pub locating near the Stirling Centre

Q4

42% of respondents said they would use the pub at least weekly, with a further 46% saying they would use it at least monthly

Q5

21% of respondents said they would be interested in running a community pub (49 people) and 24% said they didn't know.

Q6 / 7

55% of respondents said that they would like a library/book share facility in Fradley with 17% saying they would use it at least weekly and 55% saying that they would use it at least monthly.

Q8

72% of respondents said they would like the MUGA relocating close to it's existing site

Q9

38% of respondents said they would like the MUGA reinstating as it is, 38% said they didn't know and 24% said it should be different.

Q10

Most respondent's preference on the new MUGA site would be play equipment, with a football pitch or outdoor fitness equipment being the next preference

Q11

69% of respondents said that they walk/run around Fradley at least weekly

24% of respondents said that they cycle around Fradley at least weekly, with a further 23% at least monthly.

Q12

12% of respondents run a business from home and 28% of people often/sometimes work from home

Q13

Only 4% of respondents said they would be likely to move into local office space.

74% are people said they would be very unlikely to move into local office space

Q14

14% of respondents said they were very likely or likely to use a local meeting room

Q15

63% of people said that they either agreed or strongly agreed that residential parking provision was adequate in their street

53% of people said that they either agreed or strongly agrees that residential parking provision was adequate in their part of Fradley. 43% of people said they disagreed or strongly disagreed that parking provision was adequate

61% of people said that they either disagreed or strongly disagreed that parking provision at local facilities was adequate

70% of people said that they either disagreed or strongly disagreed that parking provision was adequate for HGV's

Q16

See survey for comments

Q17

58% of respondents do not park in their garage, 29% of people do park in their garage and 13% do not have a garage.

Q18

37% of people have 3 parking spaces and 23% have 4 parking spaces

Q19

59% of people said that their household needed 3 parking spaces

Q20

90% of people said that they have adequate parking for their household now and 76% said they will have adequate parking in the future

Q21

83% of respondents said that they do not regularly park on the street outside of their house

Q22

Garages used for other purposes

Not enough parking provision for visitors

Not enough driveway spaces provided

Q23

67% of respondents said they are likely to stay in their house over the next 15 years.

21% & 24% of respondents said that a retirement village and bungalows are the most needed type of housing they will want over the next 15 years

Q24

50% of respondents said they have lived in Fradley South

50% of respondents said they lived in Fradley village

The largest postcode to reply (7%) was Worthington Road (WS13 8PG)

SECTION 106 Contributions

(Not inc. Education and Highway Contributions)

BROOKFIELDS

- Indoor Sports contribution for new training swimming pool and provision of new sports hall at the Friary Leisure Centre.

69 houses @£715 per house = £49,344

- Biodiversity contribution for enhancement of natural environment = £57,500

BELLWAY – SHEASBY PARK

- Off-site playing pitch within one mile
Phase 1 - 216 houses @ £502.66 per house = **£108,575**
- Amenity green space area commuted sum = **£492,000**
- Social and community facilities (contribution to include off-site changing facilities)
Phase 1 - 216 houses @ £500 per house = **£108,000**
- British Waterways contribution towards canal towpath improvements (Fradley – Fradley Junction)
Phase 1 - 216 houses @ £104 per house = £22,000

HAY END LANE

- Indoor sports contribution (not specific as to where money is spent) = **£178,784**
- Off-site playing pitch contribution (not specific)

250 houses @£502.66 per house = **£125,665**

Wilson Bowden will have set aside an amount of money to develop the football pitches and changing rooms. This figure could also be put into the pot. **Wilson Bowden contribution?**

Is Hilliards Cross Junction Improvement going ahead?
If not, where will the money be spent?

Drop-off zone adjacent to Fradley Community Hall car park – Could it be made bigger and will it be lit properly at night?

BRIDGE FARM

No contributions confirmed yet. **Will attract 15% CIL funding.**

Figures in bold are contributions that could be used towards a Sports Club in Fradley, featuring changing facilities, toilets, bar and indoor badminton court.

Total is approx. £1 million between the 2 sites with an approx. additional £216,575 for Bellway Phase 2 and a further £216,575 from Bellway Phase 3. Total for all planned housing (not including CIL money from Bridge Farm) could be **£1.5 million**.